

**Planning and Zoning Commission Meeting Minutes
February 22, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday February 22, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Vice Chairman Fred Dammeyer, Commissioners Gregory Counts, Lorraine Arney, Barbara Beam and Joshua Scott.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Andrew McGarvie, Engineering Manager; Agustin Cruz, Senior Civil Engineer; Richard Munguia, Senior Planner and Alex Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –None

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Action Items –

SUBD-33187-2020; *This is a request by Vianey Vega, on behalf of Arizona Housing Development Corporation, for approval of the final plat for the AHDC Magnolia Avenue Phase Two Subdivision. This subdivision will contain approximately 40,650 square feet, and is proposed to be divided into 6 residential lots, ranging in size from 5,649 square feet to 9,899 square feet. The property is located at the northeast corner of Magnolia Avenue and 5th Street, Yuma, AZ.*

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Vianey Vega, 1846 S. 8th Ave Yuma, AZ commented that he was in agreement with all the conditions and was available for questions.

PUBLIC COMMENT

None

Motion by Counts, second by Arney, to APPROVE SUBD-33187-2020, subject to the Conditions of Approval in Attachment A. Motion carried (6-0) with one vacancy.

SUBD-33293-2020; *This is a request by Colvin Engineering, Inc., on behalf of Santana 142 RE Holdings, LLC, for approval of the preliminary plat for the Santana Subdivision, Units 1-4, proposed to be divided into 461 residential lots ranging in size from 6,102 square feet to 21,173 square feet. The property is located at the southeast corners of Avenue 7 ½ E and 36th Street, Yuma, AZ.*

Richard Munguia, Senior Planner summarized the staff report and recommended **APPROVAL**, Munguia noted that after the Staff Report had been finalized the Applicant had agreed to perform a Traffic Impact Analysis.

QUESTIONS FOR STAFF

Commissioner Scott commented that he would like to be sure the Traffic Study not only looked at the volume of traffic on 38th Street, but also traffic calming measures, and the potential need for a traffic signal at 36th Street & Avenue 8E.

Andrew McGarvie, Engineering Manager replied that the City will be looking into off-site improvements that include 36th Street & 8E and 32nd Street & 8E.

APPLICANT / APPLICANT'S REPRESENTATIVE

Craig Colvin, 6105 E Alyssa Lane Yuma, AZ was available for questions.

PUBLIC COMMENT

Rebecca Johnson, 7831 E. 38th Street Yuma, AZ asked about the location of retention basins, and for clarification on the construction of 38th Street. **Colvin** then showed on the map the street design of a loop through the subdivision that exits on Avenue 7 ½ E. **Commissioner Counts** asked about the purpose of the loop. **Colvin** replied that the loop acts as a traffic calming measure.

Motion by Arney, second by Counts to APPROVE SUBD-33293-2020, subject to the Conditions of Approval in Attachment A, with the addition of the following Condition: "Owner/Developer shall conduct a traffic impact analysis and provide/build the recommended roadway improvements that may be necessary to safely accommodate the expected new development traffic". Motion carried unanimously (6-0) with one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None


Public

None

ADJOURNMENT

Hamel adjourned the meeting at 4:50 p.m.

Minutes approved this 8 day of March, 2021



Chairman